

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11277 Mayfair Extension, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried the following Order of the Board was entered at the Executive Session of March 20, 1973.

EFFECTIVE DATE OF ORDER: **JUN 11 1973**

ORDERED:

That the application for variance to permit accessory buildings in side yard and approval of roof structures at 755 Kenilworth Terrace, N. E., Parcel 177/82, Square 5813, be GRANTED.

FINDINGS OF FACT:

1. The property is located in the C-2-A District.
2. The property will be developed with an 8-story, 231 unit apartment building.
3. The property is presently unimproved.
4. The property is surrounded by streets on all four sides; Kenilworth Terrace to the north, Jay Street to the east, Kenilworth Avenue to the south and Hayes Street to the west.
5. This "T" shaped building will front on Kenilworth Terrace with the main part of the building on the Kenilworth Avenue side of the block and the short 7-story leg of the "T" projecting out to the Kenilworth Terrace property line. The bathhouse and other pool facilities will be located to the east of the 7-story front wing and will thus be in the side yard.
6. The lot area is 127,339 square feet.
7. The allowable area of roof structure may be 47,115 square feet; and this roof structure is well within the legal limitation.
8. The roof structure will house cooling tower, elevator and stairs.

9. The material and color of the street facade will be light tan face brick and the material and color of the roof structure will be light tan face brick.

10. No opposition to the granting of this application was registered at the public hearing.

OPINION:

The Board is of the opinion that due to the unusual and exceptional circumstances of the property having four street frontages the variance for location of the bath house and pool facilities in the side yard is justified.


Further we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

The Board concludes that the roof structure of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structure is also in keeping with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of the nearby property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: _____



ARTHUR B. HATTON
Acting Secretary

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.